



DRI Notification of Proposed Change No. 5

34

**Addendum to Notification of Proposed Change #5
Response to Staff Comments Received at Pre-Application Meeting on
September 29, 2004**

Attachment # 2
Page 2 of 21

Apalachee Regional Planning Council

Transportation

Comment: The Department of Transportation found that the traffic impact of the proposed change is minimal and any changes in trip distribution will be adequately addressed by the City's concurrency model and mitigation requirements. Therefore, DRI review agencies have concluded the proposed changes will have no additional regional impact on regional transportation facilities.

Response: No response necessary.

Natural Resources

Comment: The NOPC did not contain sufficient environmental information to adequately evaluate the impact of the 46-acre addition on regional resources. Specifically, the NOPC did not provide clear and convincing evidence regarding the protection of natural resources such as vegetation, wildlife, wetlands, floodplains, surface waters, soils, stormwater management and open space.

Response: A Separate Natural Features Inventory (NFI) has been completed for both CCOC Parcel 1 and CCOC Alternative Parcel 1. CCOC Alternative Parcel 1 was included in the NFI approved for the overall Southwood DRI. Additionally, an Environmental Impact Assessment for CCOC Parcel 1 was approved by the City of Tallahassee Growth Management Department on September 1, 2004.

The attached table (**Exhibit 1**) provides a comparison of natural features associated with each site, in order to illustrate any potential impacts to those natural resources associated with this modification. Please note that the land swap will result in a net increase of 10 acres of Open Space for the Southwood DRI. This change will result in no net impacts to wildlife or wetlands and mitigation will be provided for any gopher tortoises found on-site prior to and/or during construction. The swap does not impact any applicable conditions currently set forth in the ADO and all "figures" that need to be changed in the ADO have been changed.

The original Natural Features Inventory (NFI) approval letter and Environmental Impact Assessment (EIA) application for CCOC Parcel 1, approved by the City of Tallahassee on September 1, 2004 are included as **Exhibit 2**. The approval documentation for the EIA application is also included as part of Exhibit 2.

Additional Comments

Traffic Improvements

Comment: Itemize all traffic improvements set forth in the ADO regarding Phase I, and indicate how each improvement has been met.

Response:

Amended Development Order Conditions

- f. Except for the development specified in Section 3.A.27, and unless the following improvements are constructed, under construction, let to contract for construction, included in the first three years of the FDOT work program for construction, or included in the City's or County's three-year CIP, the Developer guarantees that the following improvements will be under construction or let to contract for construction on or before September 11, 2003.
 - (1) Construct an extension of Esplanade Way from its current terminus at the CCOC to the intersection of Capital Circle SE and Midyette Road and install a traffic signal at the revised intersection and complete the construction of the signal within three months of the signal being warranted (Developer funded); **This improvement or its equivalent is included in the first three years of the FDOT work program for construction.**
 - (2) Construct new eastbound and westbound slip lanes from Apalachee Parkway to the adjacent access roads for right turns and provide additional eastbound and westbound left turn lanes at Magnolia Drive (Developer funded); **Under Construction.**
 - (3) Construct an additional northbound through lane on Blair Stone Road from the Department of Corrections center driveway to Apalachee Parkway and construct a traffic separator from Old St. Augustine to Apalachee Parkway (Developer funded with City acquisition of right of way at the Developer's expense, Developer's right-of-way cost not to exceed \$150,000, exclusive of stormwater facilities); **This project has been delayed because the City of Tallahassee has encountered difficulty acquiring the right of way necessary for project completion.**
 - (4) Provide an additional westbound through lane on Bradford Road through the North Monroe Street intersection, as proposed in the North Monroe Street Corridor Study, and address resulting pedestrian issues (Developer funded); **Completed.**
 - (5) In lieu of providing four lanes on Capital Circle from 1,000 feet south of the Midyette/Esplanade intersection to 1,000 feet north of the Midyette/Esplanade intersection and installing a traffic signal at the intersection, in order to ensure coordination of these improvements with the improvements described in Section 3.A.14.c.(3), the Developer shall enter into a Joint Planning Agreement (JPA) with the City for the City to include the Developer's Capital Circle widening project in its 6-laning project, with the Developer funding the value (to be determined in the JPA) of

its required improvements. The JPA shall be executed no later than March 31, 2002, with construction beginning no later than September 11, 2003. If the JPA is not executed by all parties by March 31, 2002, or the Developer is notified prior to that date that the JPA will not be executed, the Developer shall proceed with providing four lanes on Capital Circle from 1,000 feet south of the Midyette/Esplanade intersection to 1,000 feet north of the Midyette/Esplanade intersection and initially installing traffic signal infrastructure at the intersection prior to September 11, 2003, with completion of the signal construction within three months of the signal being warranted (Developer funded);

The applicant submitted an executed copy of the Joint Planning Agreement (JPA) to the City of Tallahassee (COT) prior to March 31, 2002. The COT has not yet executed the JPA due to issues related to the design of the roadway and because they are awaiting final execution of the design build contract. The COT Director of Public Works stated at the September 29, 2004 pre-application meeting on NOPC #5 that the JPA will be presented to City Commission for execution in October 2004. The COT Director of Public Works also stated at this meeting that since the applicant has submitted an executed copy of the JPA to the COT, the applicant has met its obligation.

- (6) Construct an exclusive northbound right turn lane on Capital Circle SE at Blair Stone Road (Developer funded); **This improvement or its equivalent is included in the first three years of the FDOT work program for construction.**
- (7) Provide four lanes on Capital Circle from 1,000 feet south of the Blair Stone intersection to 1,000 feet north of the Blair Stone intersection (Developer funded); **This improvement or its equivalent is included in the first three years of the FDOT work program for construction.**
- (8) Install a traffic signal at the planned intersection of Capital Circle and Merchants Row Boulevard within 6 months of warranting a traffic signal (Developer funded); **This improvement or its equivalent is included in the first three years of the FDOT work program for construction.**
- (9) Convert the existing northbound right turn lane at the CCOC north entrance into an additional northbound through lane, connecting with the two existing northbound lanes north of the planned Merchants Row Boulevard intersection (Developer funded); **This improvement or its equivalent is included in the first three years of the FDOT work program for construction.**
- (10) Construct an exclusive northbound right turn lane on Capital Circle at Merchants Row Boulevard (Developer funded); **This improvement or its equivalent is included in the first three years of the FDOT work program for construction.**
- (11) Construct a southbound left turn lane on Capital Circle at Merchants Row Boulevard and modify the southbound through lane to provide continuous movement through the

- intersection (Developer funded); **Partially completed. This improvement or its equivalent is included in the first three years of the FDOT work program for construction.**
- (12) Four-lane Woodville Highway from 1,000 feet south of Capital Circle to 1,000 feet north of Capital Circle (Developer funded); **Completed.**
 - (13) Deleted;
 - (14) (a) Through coordination with the programmed FDOT intersection improvement at SR 20 and SR 263, four-lane Capital Circle SW from approximately 1,000 feet south of Blountstown Highway to 1,000 feet north of Blountstown Highway and provide an additional northbound left turn lane on Capital Circle SW at the intersection (Developer funded with FDOT acquisition of right of way, at the Developer's expense), OR
 - (b) Add a northbound left turn lane, add a northbound through lane, add a southbound through lane, add a westbound right turn lane, restrict Jackson Bluff to a right-in/right-out, and extend westbound and southbound through lanes to the FDOT intersection improvement listed in 3.14.b.(8) (Developer funded with FDOT acquisition of right of way, at the Developer's expense); **Completed.**
 - (15) Deleted;
 - (16) Deleted;
 - (17) Install a traffic signal at the intersection of Old St. Augustine Road and Midyette Road and, install a median on Midyette Road north of the intersection with Capital Circle SE, if necessary to eliminate conflicts with existing driveways (Developer funded); **This improvement or its equivalent is included in the first three years of the FDOT work program for construction.**
 - (18) Provide a westbound connection from Apalachee Parkway to Gadsden Street through better utilization of the Franklin Boulevard off-ramp and Pensacola Street between Franklin Boulevard and Gadsden Street. This includes modification to the intersection of Pensacola Street/Gadsden Street (islands and payment of \$30,000 towards the costs of signalization) and appropriate signage (Developer funded with a level-of-service standard change from D to E on Monroe Street from Gaines Street to Tennessee Street, see 14.d.8); **Completed.**
 - (19) Construct a northbound turn lane on Olson Road at Raymond Diehl Road (Developer funded); and **Completed.**
 - (20) Construct a westbound right turn lane on Tharpe Street at Old Bainbridge Road (Developer funded with County acquisition of right of way at the Developer's expense). **Completed.**

Florida Department of Transportation

Transportation

Comment: Since the overall increase in traffic from the proposed NOPC development plan is minimal, our only concern would be the change in distribution of trips that might occur due to changes in location of commercial and residential land uses within the site. Since the City of Tallahassee will run the concurrency model to test the NOPC distribution, we defer to their analysis on this issue and have no further comments or objections to the NOPC submittal at this time.

Response: No response necessary.

Florida Department of Environmental Protection

Stormwater Permitting

Comment: It appears the DRI amendment will require stormwater treatment. This area is located within the City of Tallahassee, in which the City of Tallahassee Growth Management Office has the responsibility to review all permitting concerning Rule 62-25, F.A.C., for private development.

Response: Stormwater treatment for this site has already been accounted for in the existing stormwater management system within the Southwood development.

Wetland Resource Permitting

Comment: It appears the additional wetland impacts will result from the modification concerning Rule 62-312, FAC. A wetland resource permit application should be submitted to the District office in Pensacola.

Response: The Environmental Impact Analysis for the CCOC Parcel 1 site, approved by the City of Tallahassee on September 1, 2004 found that no wetland impacts will result from this modification. Furthermore, the wetlands within the Southwood DRI are not under the jurisdiction of the Department of Environmental Protection, and therefore would not require a wetland resource permit application.

Tallahassee-Leon County Planning Department

Density Analysis

Comment: *The applicant should provide an overall density analysis to ensure that the average density requirements found in Land Use Element Policy 10.1.2 will continue to be achieved should the proposed master development plan and phasing changes be approved. This analysis should contain information regarding the number of approved units (plats) and actual acreages in order to determine whether or not the average densities specified within the Comprehensive Plan are being achieved for both Phase I and II or provide an alternative proposed change to remedy any noncompliance with this requirement.*

Response: An overall density table for Phase I of the development has been included in this package as **Exhibit 3**. The table lists each unit (plat), and the following information by LSF, LDR, MDR and TC pod within each unit: Master Plan acreage; plat acreage, lots platted, and gross density attained for each pod.

The density table includes all units platted for Phase I of Southwood. NOPC #5 only includes revisions to the development plan for Phase I, so only density figures for Phase I of the development were addressed in this response.

Shell PUD

Comment: *Planning Department staff recommends establishing a "shell" PUD for the parcel of land previously designated as MUOC-7 within the Southwood PUD Concept Plan. This parcel of land, located on the northwest corner of Capital Circle and Tram Road has reverted back to the State of Florida and is not currently included within the Capital Circle Office Center DRI. If the proposed change is approved, this parcel will have no applicable PUD concept plan. The zoning map should reflect the zoning on this parcel as PUD but it should no longer be classified as PUD "38" which is the reference number for the Southwood PUD. The shell PUD should state that no development rights are currently in place and that a PUD concept plan shall be required prior to development of this parcel. The state may eventually amend the CCOC DRI and PUD "30" to include this parcel or sell the parcel to a new owner who could further develop the shell PUD and submit a concept plan.*

Response: Acknowledged. Based on meeting with Planning Department staff, the applicant of this NOPC understands that staff will address this matter.

Tallahassee Growth Management Department

CCOC Land Exchange

Comment: *For the purposes of both concurrency and DRI transportation review, there is no development currently approved for either of these parcels. Therefore, when considered independently from the proposed residential land use changes (addressed in 2 below) it appears that these proposed changes will have no material impact on the concurrency roadway network.*

Response: No response necessary.

Land Use Changes

Comment: *This proposed change in residential uses will result in an overall increase of 94 Phase 1 single family dwelling units and an overall decrease of 94 Phase I multi-family dwelling units. The proposed change in retail uses will result in an overall decrease of 5,000 square feet of retail uses. As a result of these proposed changes, it is estimated that there will be a net increase of 4 external enter trips and a net decrease of 3 external trips (from the currently approved plan). Given the minimal change in the number of external trips generated by the proposed project, it appears that these proposed land use changes will result in no significant increase in impacts to the concurrency roadway network.*

Response: No response necessary.

Incorporate language into Development Order to postpone requirement for traffic analysis of community college activities until Phase 2.

Comment: *The applicant has already submitted pre-application materials and scheduled a pre-application conference in preparation of a substantial deviation submittal for Phase 2 of the Southwood DRI. Therefore, it appears that the time delay in obtaining a traffic analysis for the K-12 educational facilities will be minimal. We do have a concern regarding the use of the phrase "Phase 2 entitlements" in Section (9)(n). This phrase implies a previous approval of community college activities that does not appear to exist. Therefore, in place of the term "entitlements", we recommend that the term "substantial deviation" be used.*

Response: The term "substantial deviation" will be substituted for the term "entitlements" in Section (9)(n) of the Development Order. We have attached this section of the DO as **Exhibit 4** to show the change.

Exhibit 1
CCOC Comparison Table

	Parcel to be Added to Southwood DRI CCOC Parcel 1 (LDR-16)	Parcel to be Removed from Southwood DRI Alternate CCOC Parcel 1 (MUOC-7)
Total Acreage	46 acres	51 acres
Open Space	10 acres	None
Vegetation	Open and forested pasture	Heavily Forested
Wildlife	Potential but unconfirmed gopher tortoise habitat, Sherman's fox squirrel and Southeastern American kestrel habitat.	Gopher Tortoise Habitat
Wetland Impacts	Altered wetland on west side of the project boundary, but no wetland impacts are proposed by the applicant. Wetland areas will be incorporated into 10 acres of open space adjacent to LDR-16.	No wetland impacts
High Quality Successional Forest	None	None
Surface Waters	No surface waters impacted	No surface waters impacted
Severe Grades	None	None
Soils	1 Albany Loamy Sand 8 Chipley Fine Sand 021 Lakeland Sand 24 Lucy Fine Sand 32 Ocilla Fine Sand 33 Orangeburg Fine Sandy Loam 34 Orangeburg Fine Sandy Loam 35 Orangeburg Fine Sandy Loam 48 Troup Fine Sand	018 Kershaw Sand 021 Lakeland Sand
100-yr. Floodplain	Western portions located in floodplain within designated Open Space. No impacts to the 100-yr. floodplain are proposed by the applicant. Included in Southwood SFMP	Some of eastern portion is located in floodplain
Stormwater Management		Currently part of the Southwood SFMP. Future use of property and inclusion in Southwood SFMP to be determined.
Cultural Resources	No significant sites	No significant sites

Exhibit 2
NFI Approval & EIA Application



CITY HALL
300 S. ADAMS ST.
TALLAHASSEE, FL
32301-1731
850/891-0010
TDD 1-800/955-8771

SCOTT MADDOX
Mayor
JOHN PAUL BAILEY
Mayor Pro Tem

CHARLES E. BILLINGS
Commissioner
DEBBIE LIGHTSEY
Commissioner
STEVE MEISBURG
Commissioner

AMITA P. FAVORS
City Manager
ROBERT B. INZER
City Treasurer/Clerk

JAMES E. ECHOLS
City Attorney
SARAH McCALL
City Auditor

March 8, 2000

Attachment # 2
Page 11 of 21

Ms. Gina Echols
Moore Bass Consulting, Inc.
805 North Gadsden Street
Tallahassee, Florida 32303

RE: Natural Features Inventory
Capital Circle Office Center CCOC Phase III Parcels 1 & 2
Tax ID No.: 31-21-20-90-30-000-0 & 31-21-20-90-20-000-0
TER990123

Dear Ms. Echols:

This is to inform you that we have reviewed and approved the Natural Features Inventory submitted on February 22, 2000, for the above referenced project. The project is located within the Woodville Recharge Basins Drainage Basin, specifically the Tram Road and Wild Dog Closed Basins. Areas identified as environmentally sensitive, for which the applicant will need to provide additional information and address during the and the Environmental Impact Analysis, are as follows:

1. Altered Wetland/Watercourse
2. Closed Basins
3. 100 year Storm Event Flood Exclusion Zone
4. Significant and Severe Slopes
5. Listed Species (Gopher tortoise, Southeastern American kestrel, Sherman's fox squirrel, and potential for Bent golden aster) Although Bent golden aster was not observed during site visits, due to the abundance of the plant located to the east of the project, a high potential exists for its occurrence. Continued observations should be made throughout continued work on this project. Should species be encountered, preservation shall be required. If preservation is not feasible, mitigation for impact shall be addressed during the Environmental Impact Analysis or Environmental Permitting of the site.

A revised Natural Features Inventory Map is required. This map should consolidate all of the conservation and preservation areas on site and show them on one or two sheets maximum. Additionally, the slope maps require revision in order to depict the non regulated significant slopes as less than .25 acs not .25 %. The slope maps reveal that there are no areas of significant slope on site which are greater than .25 ac or a minimum of 80 feet in length. There are small portions of severe slope on site. As on the ground topographic survey becomes available, the slope issue shall require revision. If the site specific survey reveals that the severe slope areas make up less than 25% of the overall slope feature, you may request that these areas be regulated as significant slope per the City's Slope Policy. Upon closer examination using the site specific information, the areas of slope on site may not be regulated.

Please be advised that Section 3.5(1) of the EMO requires the applicant to record a conservation easement for all Environmentally Sensitive Land Features identified in the Natural Features Inventory. All required conservation easements should be submitted as early as possible; however, all required conservation easements must be submitted to the Growth Management Department no later than thirty (30) days after the commencement of site work authorized by an Environmental Management Permit. All required conservation easements must be recorded in the Public Records of Leon County, Florida prior to the performance of a Final Inspection and issuance of a Notice of Completion by the City of Tallahassee. Failure to submit or record the required conservation easements in accordance with the procedures identified above may result in the issuance of a Notice of Violation and/or Stop Work Orders. Upon request, our office will provide copies of

34

standard conservation easements that are acceptable to the City of Tallahassee. Any proposed revisions to the attached standard conservation easements must be reviewed and approved by the City Attorney's office.

Should you have any questions or require additional information, please contact our office at (850) 891-7100.

Sincerely,



Susan J. Tanski
Senior Environmental Biologist
Growth Management Department
Land Use & Environmental Services Division

sjt/

cc: Daryl Ellison



Land Use & Environmental Services Division (850) 891-7100
Location: 408 N. Adams Street
Mailing: 300 S. Adams Street, Box B-28, Tallahassee, Florida 32301-1731
Fax: (850) 891-7184 Florida Relay Service TDD: 711

Attachment # 2
Page 13 of 21

ENVIRONMENTAL IMPACT ANALYSIS

Required Attachments: Following are required attachments, other supporting information may be necessary.

☒ Project Narrative ☒ Owner's Affidavit ☒ EIA Overlay ☒ Site Plan/Plan Sheets ☒ Impact Analysis ☒ Mitigation Narrative
Does the site contain 100 year floodplain? Y/N Yes Application fees are based on whether the site contains floodplain.

Property Owner's Information:

Name: St. Joe/Arvida
Mail Address: 3800 Esplanade Way, Suite 100
Tallahassee FL 32311
City State Zip
Telephone #: (850) 513-0131 Fax #: (850) 513-0205
Email address: _____

Applicant's (Optionee) Information:

Name: _____
Mail Address: _____
City State Zip
Telephone #: () Fax #: ()
Email address: _____

Agent's Information:

Name: PBS&J
Mail Address: 1901 Commonwealth Lane
Tallahassee FL 32303
City State Zip
Telephone #: (850) 575-1800 Fax #: (850) 575-1099
Email address: _____

Other Contact Person (if applicable):

Name: _____
Mail Address: _____
City State Zip
Telephone #: () Fax #: ()
Email address: _____

Property/Project Information: (please limit project name to 24 characters)

Project Name: SouthWood Unit 23 Total Acreage of Project Site 44.45
Parcel Tax ID # (s): 31-20-20-002-000-0

Development Site Address (or location): Four Oaks Boulevard and Shumard Oak Boulevard

Natural Feature (Conservation or Preservation Area) Information:

Indicate which of the following conservation and preservation areas exist on or are adjacent to your site and provide the following statistics. Continue on a separate sheet if needed.

Preservation Areas	On or Adjacent to Site (Y/N)	Total Amount		Total Amount Impacted		Total Amount Preserved	
		Square Feet	Acreage	Square Feet	Acreage	Square Feet	Acreage
Undisturbed Floodplain							
25 year Elevation:	No						
100 year Elevation: 45.00	Yes						
Wetlands	No						
Waterbodies	No						
Watercourses	No						
Severe Grades (over 20%)	No						
Native Forest	No						
Areas of Environmental Significance							
Archaeological Sites	No						
Historical Sites	No						
Listed Species - Habitats of Endangered, Threatened or Species of Special Concern							
Species Name: Gopher Tortoise	Yes						
Species Name: Sherman's Fox Squirrel	Yes						

NOTE: PROPERTY OWNER, AGENT, APPLICANT (OPTIONEE), AND OTHER CONTACT PERSON
WILL BE COPIED ON ALL CORRESPONDENCE FROM THE GROWTH MANAGEMENT DEPARTMENT

Revised: 9/3/03
Expires: 9/30/04

Conservation Areas	On or Adjacent to Site (Y/N)	Total Amount		Total Amount Impacted		Total Amount Preserved	
		Square Feet	Acreage	Square Feet	Acreage	Square Feet	Acreage
Altered Floodplain							
25 year Elevation:	No						
100 year Elevation:	No						
Altered Wetlands	Yes						
Altered Waterbodies	No						
Altered Watercourses	Yes						
Improved Elements of the Primary Drainage System	No						
Significant Grades (10 to 20%)	No						
High Quality Succession Forest	No						
Special Development Zone - Name:							
Zone A	No						
Zone B	No						
Closed Basin(s) - Name: Wild Dog Closed Basin and Five Lakes Closed Basin							
100 year Storm Event Flood Exclusion Zone: Elevation:	No						
Karst Features (Sink Holes)	No						
Canopy Road - Name:	No						

Attachment # 2
Page 14 of 21

Is fill being proposed in the floodplain? Yes ☒ No If yes, quantify the amount of fill: _____
 Has a Cultural Resource Assessment been performed? ☒ Yes No (If yes, provide copy of clearance letter or results from preliminary survey.)
 Are there any Wells (Monitor or Supply) located on or adjacent to the site? Yes ☒ No If so, how many? _____
 Are there any areas where aquifer is susceptible to contamination, or is known to be contaminated? Yes ☒ No If so, explain. _____

Environmental Impact Analysis Application Requirements

In general, the Environmental Impact Analysis (EIA) is submitted with or as part of the Site Plan or Subdivision Review package. Capital Improvement Projects and those projects that do not require site plan approval must apply for the EIA by submitting it directly to the Growth Management Department (GMD). The EIA must address each of the conservation or preservation areas identified on or adjacent to the site during the Natural Features Inventory (NFI). Specific EIA application requirements are identified in EMO Section 3.1(b). Please remember that the EIA will not be accepted unless a NFI has been approved by the Growth Management Department and that an environmental permit application will not be accepted without an approved EIA.

An EIA must contain the following:

- Completed Application, Owner's Affidavit, & Fee
- Project Narrative.
- EIA Overlay
- Site Plan/Plan Sheets
- Impact Analysis.
- Mitigation Narrative

EIA Application fees are currently set at \$540.00 or \$859.00 for sites which contain 100 year floodplain. City projects may use the Budget Transfer Memorandum when transferring City funds. A copy of the memorandum can be found in the Forms subdirectory under the All Public Folders directory in Outlook.

A Project Narrative describes the scope of work.

An EIA Overlay is a plan sheet or series of plan sheets that show both the boundaries of the conservation and preservation areas and the proposed development activity.

The Site Plan/Plan sheets should include:

- Boundary Delineation of all Conservation or Preservation areas.
- Labeled Conservation Easements.
- Location of all protected trees
- A Drainage Basin map.
- Typical site plan information, including contours, existing and proposed improvements, etc.

An Impact Analysis describes and quantifies the project's impact from the proposed development activities on the natural features identified in the NFI. This narrative must also discuss and quantify how the project has complied with the development standards and guidelines found in EMO.

A Mitigation Narrative describes the measures taken to prevent or mitigate the adverse effects of the proposed development on the conservation and preservation areas identified in the NFI. For example, if fill is proposed within an altered floodplain, compensating volume must be provided.

Supporting Information can include drainage calculations, soil borings, geotechnical information, retaining wall designs, photographs, other environmental narratives, wetland hydrocycle information, habitat management plans for listed species, vegetation management plans, canopy road protection zone impact analysis and mitigation plan, etc.

Revised: 9/3/03
Expires: 9/30/04

Southwood Unit 23 EIA Narrative

1. Introduction

The Natural Features Inventory (NFI) for the Unit 23 project area was approved on March 8, 2000. This narrative provides additional information regarding specific impacts and mitigating actions proposed for this project.

The land cover in the project area consists of open and forested pasture. The project area contains potential gopher tortoise habitat, but no tortoises, burrows, or other evidence of tortoises were observed during surveys in August 2004. The project area contains potential Sherman's fox squirrel and Southeastern American kestrel habitat, but no nests, cavities, fox squirrels, or kestrels were observed during surveys in August 2004.

2. Gopher Tortoises

The site is located within an area specified as required for gopher tortoise surveys in the NFI. PBS&J biologists conducted tortoise surveys in August 2004 to confirm that no gopher tortoises were present in the project area. No tortoises, burrows, or other evidence of tortoises (scat for example) were found in the project area.

3. Sherman's Fox Squirrels and Southeastern American Kestrels

PBS&J biologists conducted additional surveys for fox squirrels and kestrels in August 2004 for the Unit 23 project site. No fox squirrels, fox squirrel nests, kestrels, or kestrel nest cavities were observed.

4. Wetlands

There is an altered wetland/watercourse on the west side of the project boundary that will not be impacted as a result of this project.

5. Floodplain

No floodplain storage will be lost as a result of this project.

6. Cultural Resources

PBS&J archaeologists have performed Phase I Cultural Resource evaluations on the entire project site. No further action is required prior to construction. The Unit 23 project site will still be subjected to archaeological monitoring (as required by condition 5e of the SouthWood Development Order).

Houston-Meeks, Heather

From: Roemer, Denise
Sent: Friday, September 17, 2004 4:32 PM
To: Houston-Meeks, Heather
Subject: FW: EIA approvals TSD040030; TSD040029

-----Original Message-----

From: Cassidy, Rodney [mailto:cassidyr@talgov.com]
Sent: Wednesday, September 01, 2004 10:35 AM
To: 'dmroemer@pbsj.com'
Cc: Alexander, Janice; Worrell, Gail; O'Meara, June
Subject: EIA approvals TSD040030; TSD040029

Denise,

The Environmental Impact Analysis application's for site's TSD 040029 and TSD 040030 have been approved. If any listed species are encountered prior to or during construction at this site, immediately, contact the Growth Management Department for further guidance (891-7100).

Rodney

Exhibit 3
SOUTHWOOD DENSITY TABLE

Phase I					
Gross Densities (Based on plat acreages)					
LSF Unit #	LSF	Master Plan Map Acreage	Plat Acreage	Lots Platted	Gross Density
9	6	14	14.03	19	1.35
4 Phase III	8	28	12.67	16	1.26
6	8		13.72	12	0.87
2	9	52	51.79	56	1.08
4 and 16	10	100	73.36	136	1.85
Subtotal		194	165.57	239	1.44
LDR Unit #	LDR	Master Plan Map Acreage	Plat Acreage	Lots Platted	Gross Density
18	6	18	18.76	52	2.77
10	10	57	46.65	133	2.85
17	11	23	19.67	78	3.97
19	12	26	22.29	70	3.14
25	13A	11	14.66	43	2.93
1	14	7	5.14	15	2.92
2	15	42	42.07	153	3.64
23	CCOC/LDR-16	46	33.46	179	5.35
Subtotal		230	202.70	723	3.57
MDR Unit #	MDR	Master Plan Map Acreage	Plat Acreage	Lots Platted	Gross Density
1	6A	8	8.00	32	4.00
8	7	20	20.02	240	11.99
14	8	15	11.95	80	6.69
20	12	12	14.86	248	16.69
Subtotal		55	54.83	600	10.94
TC Unit #	TC	Master Plan Map Acreage	Plat Acreage	Lots Platted	Gross Density
1	TC-1 (LDR)	38	35.59	89	2.50
7	TC (Main St) (MDR)	0	0.00	0	N/A
1,7,15 & 24	TC MDR	21	21.00	174	8.29
Subtotal		59	56.59	263	4.65
Totals		538	479.69	1825	

Notes:

- 1) Acreage includes rights of way and common areas.
- 2) Entitlements for Phase I total 1,825 units.
- 3) Figures included in this table are based on the assumption that NOPC 5 will be approved.
- 4) Town Center has approval for development in both Phases I and II.
Therefore development in TC is not yet complete.
- 5) MDR-9 is not included since MDR-9 only included non-residential development.
- 6) LDR-13A and LDR-16 are currently undergoing the platting process.

Exhibit 4
Revised Pages to Development Order

REVISED PAGES TO DEVELOPMENT ORDER**k. Transportation Demand Management (TDM) Strategies:**

The Developer shall locate and construct bus stops and shelters in cooperation with Taltran or some other transportation provider. The Developer shall construct bus stops and shelters at such time bus service becomes available. The Developer will designate a site for a satellite transfer facility consisting of no more than five (5) bus shelters on no more than one (1) acre in the vicinity of the intersection of Shumard Oak Boulevard and the North-South Road so it will be accessible to Town Center, the CCOC and schools located in MUEI-2 and MUEI-3. The design and architectural vernacular for the bus stops, bus shelters and satellite transfer facility shall be compatible with the architectural vernacular for Southwood and must be approved by the Developer prior to construction.

- (2) The Developer shall provide bike lanes and sidewalks consistent with the City's Sidewalk and Street Paving Policy. The Developer shall provide separate dedicated pathways within the DRI Property which provide for interconnection as well as bicycle racks or storage facilities. There shall be showers and locker facilities within each building of more than 7,500 square feet, except that buildings with no shared restroom facilities that are designed for individual tenants with no more than 7,500 square feet for each tenant and with individual entry/exit points for those tenants shall not be required to provide shower or locker facilities, provided said buildings are no greater than 15,000 square feet. Any building that is greater than 15,000 square feet or any tenant with greater than 7,500 square feet shall be required to provide shower and locker facilities no matter the design of the building.
- (3) The Developer shall provide a transportation coordinator whose responsibilities include providing information to commercial, office and industrial users and the coordination of staggered work hours, ride-sharing, transit, walking, bicycling, telecommuting, flextime and other programs to reduce dependence on single-occupancy vehicles. The Developer shall have sole authority to determine the person who will serve as transportation coordinator and all terms and conditions of employment, but shall notify the City, County ARPC, and DOT of the designation. The annual report required by Section 3.A.23. shall include information regarding the effectiveness of these TDM strategies.
- (4) In furtherance of Mass Transit Policy 2.1.3 of the Tallahassee-Leon County Comprehensive Plan, the Developer shall require commercial, industrial and office users to provide preferential parking facilities for high-occupancy vehicles with said parking facilities located closest to planned buildings. Parking spaces reserved for visitors and the handicapped shall be located closest to planned buildings or clusters.
- (5) Community Design.
 - (a) Those areas located within one-half mile of Town Center (TC-1 and TC-2) and within one-half mile of the Neighborhood Village Center (NVC-1) are designated as Pedestrian Primary Areas in which pedestrian and bicycle travel is encouraged over other means of mobility.

- (b) Consistent with other purposes of the Southeast Sector Plan, the PUD(s) and site plans for development within the Pedestrian Primary Areas shall maximize bicycle and pedestrian accessibility, encourage walk-to shopping and employment, utilize vehicular alternatives to the single-occupancy vehicle, maximize internal capture of shopping and business trips and promote compact development through the following architectural and design standards:
 - (i) Concentration of higher-density residential development in these areas;
 - (ii) Collocation of residential and commercial/office uses in Town Center;
 - (iii) Reduced setbacks for residential and nonresidential development;
 - (iv) Narrow streets;
 - (v) On-street parking and parking to the side or rear of buildings and lots;
 - (vi) Shared parking facilities;
 - (vii) Reduced parking standards for nonresidential development;
 - (viii) Rear access to residential units from alleys;
 - (ix) Sidewalks or their equivalent on both sides of all roads in these areas;
 - (x) Traffic calming.
- (c) Consistent with other purposes of the Southeast Sector Plan and to the maximum extent feasible, the PUD(s) and site plans for other areas of the Project shall encourage compact development and alternatives to single-occupancy vehicle transportation through the following design standards:
 - (i) Increased interconnection between residential and nonresidential development;
 - (ii) Extensive bicycle and pedestrian facilities and amenities, including on-street facilities and an integrated network of trails throughout the Project.
 - (iii) Corner-lot commercial uses within residential areas as allowed by the Southeast Sector Plan.
 - (d) The PUD(s) shall also include standards for street and building design, landscaping, signage, stormwater management facility design, public utility location and the design and protection of natural areas. The Southeast Sector Plan shall guide the development and review of these standards.
- (6) The Developer shall work with the Department of Management Services (DMS), developer of the Capital Circle Office Center DRI adjacent to the DRI Property, in order to bring about a resumption of shuttle bus service, with or without fares, as a shared cost public transportation service from the Southeast Sector Planning Area to such other locations as will promote non-automobile vehicular travel to and from these two projects. Such other locations shall include activity centers

where transfers can be made to Taltran service and may include downtown, Koger Center, and Governor's Square Mall. The Developer's transportation mitigation obligations under this Development Order may be reviewed for potential adjustments in light of such service upon request of the Developer as provided by section 380.06, F.S.

- l. Phase 2 Transportation. Prior to the commencement of Phase 2, an updated transportation analysis that addresses the cumulative impacts of Phase 1 and Phase 2 shall be provided by the Developer to the review agencies as a substantial deviation for review of transportation only. Traffic mitigation necessary to serve the project at buildout of Phase 2 shall be determined on the basis of state, regional and local government requirements then in effect and shall be incorporated in this Development Order by amendment.
- m. Development of a school on MUEI-2 shall not exceed 174,000 GSF. Development of a school on MUEI-3 during Phase 1 shall not exceed 56,000 GSF. Ancillary athletic fields may be developed on both sites. Additional development on MUEI-3 shall take place during Phase 2 or as authorized in an amendment to this Development Order.
- n. At the time of review of the next substantial deviation, the Developer shall perform a traffic analysis relating to the use of K-12 educational facilities within the project for community college activities. If additional mitigation is necessary, it shall be reflected in the next substantial deviation approval.